

## **FINAL**

### **BLOOMFIELD TOWN COUNCIL**

There was a regular meeting of the Bloomfield Town Council held at 7:30 p.m. on Monday, April 25, 2016 in Council Chambers, Bloomfield Town Hall, 800 Bloomfield Avenue, Bloomfield, CT.

Present were: Mayor Joan Gamble, Deputy Mayor Sydney Schulman, Councilors Patrick DeLorenzo, Joel Neuwirth, Leon Rivers and Joseph Washington

Also present were: Philip K. Schenck, Jr., Town Manager, Sharron Howe, Assistant to the Town Manager and India M. Rodgers, Clerk of Council

Absent were: Councilors Wayne Hypolite and Derrick Seldon

Guests: Mark Weisman, Chair of the Prosser Library Building Committee, Tai Soo Kim Partners, LLC, Richard Szczypek, Architect (Tai Soo Kim), Lois Hager, Michael Johnson, Vera Smith-Winfrey, Gail Nolan., Roberta LaMonaca, Director of Library Services

### **PLEDGE OF ALLEGIANCE**

The meeting began with the pledge of allegiance to the flag.

### **ANNOUNCEMENTS & PRESENTATIONS**

#### **Presentation by the Library Building Committee**

Mr. Mark Weisman, Chair of the Prosser Library Building Committee and Tai Soo Kim Partners, LLC presented an update to the Town Council on the progress of the building committee.

This will be the final monthly report for the Town Council. With the information presented, the Town Council can begin to consider and discuss funding options for a possible budget referendum.

The Prosser Library Building Committee expressed that the current program should be modified to include spaces such as:

- Business Center
- Computer Lab
- Study Rooms
- Meeting Rooms (small and large)
- Community Room

- Gallery Corridor
- Engaging spaces
- Teen Space
- Maker spaces

These spaces accurately reflect the needs and goals of a 21<sup>st</sup> Century Library. Currently, the existing library is 20,470 square feet with 59 parking spaces. The new proposed building would be 36,131 square feet with 70 parking spaces.

The Building Committee worked in conjunction with the current facility evaluation of the Alvin & Beatrice Wood Human Services Center (330 Park Avenue), the overall new reduction was approximately 2,700 square feet of the Library and the Human Services programs are combined into one facility.

It is the recommendation of the Building Committee that Prosser Library remain in the Town Center.

Mr. Szczypek presented updated sketches of Option F – Town Hall site for three stories of new construction. The building committee's preferred option is the Town Hall site, which would include approximately 120 parking spaces with additional 40 spaces if needed.

In addition, the committee presented Option C – Prosser Site for three stories with North addition and renovation. The final design displays the existing structure to be raised vertically by approximately 8 feet. This would allow for the complete construction of a new first floor at street level, leaving the existing flood prone basement level. In order to accommodate additional parking to reach a total of approximately 70 spaces, additional property will need to be acquired to the north of this location.

The space needs program meets the minimum requirements to apply for the CT State Library Construction Grant. The Notice of Intent deadline is June 30, 2016 and the application deadline is September 1, 2016. The maximum grant amount is \$1 million.

The building committee continues to receive ongoing consulting services from Goman & York regarding the re-use of the existing library site. This site has been analyzed to potential market for commercial uses and mixed-use. Their market analysis identifies additional retail opportunities in the Town Center.

Councilor Merritt expressed concerns regarding the existing site, in raising the building. He also asked, if the addition could be completed without raising the building. This option would provide a solution to address flooding concerns to mitigate but no solution. The cost of demolition of the old library building would cost approximately \$800,000.

Councilor DeLorenzo inquired about flood mitigation and the potential to market this site. He also commented on the amount of parking spaces at the Town Hall site. Approximately, 180 spaces would be allocated to this location and the increase in foot traffic between the library and town hall would be great for the Town Center.

Deputy Mayor Schulman stated that he has concerns regarding the separation between Town Hall and the Library. He also expressed no interest in renovating town hall at this time.

### **Presentation by Centerbrook Architects & Planners LLP on the Alvin & Beatrice Wood Human Services Center**

Mr. David Melesko, Director of Leisure Services and Centerbrook Architects & Planners LLP presented the updated findings on the Alvin & Beatrice Wood Human Services Center.

Mr. Jon Lavy, Architect from Centerbrook briefly reviewed the cost estimates for the following program layouts:

As presented on March 28, 2016, the gross square foot area was 58,737 and the current update (April 25, 2016) is 52,419 – includes the gym and new extension. The gross square footage was reduce by 6,318.

The estimated conceptual project cost is between \$30.7 – 35.6 million. The estimated deferred maintenance for 330 Park Avenue is approximately \$15 - \$17million. The team also discussed partial renovation options for this project. The estimated cost are as follows:

- Partial renovation with new addition without swimming pool - \$25.1M
- Partial renovation with new addition and swimming pool - \$29.3M

Centerbrook Architects & Planners met with Human Services department heads, Tai Soo Kim Partners, LLC and the Prosser Library Building Committee to discuss possibilities for a shared program and to collaborate on combined project cost estimate.

The shared program for Prosser Library and the Human Services Center is estimated to cost \$47.9M. In addition, if programs are combined, approximately 2,978 gross square footage difference between the two buildings. Shared program spaces would include: café, meeting/board room, staff lounge, community room, community theater and senior computer lab.

Deputy Mayor Schulman inquired about library room usage, phasing the project over time for a completely new building. This project would take approximately 15-18 months for completion. He also inquired about pool maintenance costs as well as an additional reduction in square footage.

He also asked if the P. Faith McMahon Library branch would remain open or close if the library moves to 330 Park Avenue. Deputy Mayor Schulman suggested to solicit the opinions of residents who reside in local proximity to the branch library.

Councilor Rivers stated that there should be a reasonable effort to look at 330 Park Avenue and Library as a combined facility.

Councilor DeLorenzo asked clarifying questions regarding public input on surveying about all services to the community.

Mayor Gamble compared one story level vs. three stories for a building with an especially elevator included.

### **CITIZENS STATEMENTS & PETITIONS**

1. **Ruthanne Marchetti, 669 Bloomfield Avenue,** spoke regarding the need to have private spaces for specific populations such as teens. In addition, she commented that it would not be easy to share a building with Human Services.
2. **Leah Farrell,** spoke in support of the Prosser Library remaining in the Town Center.
3. **Ayse Ozkaya, 56 Filley Street,** expressed concerns about the process in completing the environmental impact study on Niagara Water Bottling Company.
4. **Ann Padano, spoke as an advocate for the Library, it should remain in the Town Center.**
5. **Donna Hubbs, 16 Brooke Street** stated that the library is a special place. Mrs. Hubbs has been a resident in Bloomfield for the past 55 years. She expressed opinions about the continuity and revitalization the library brings to any community and the need to remain in town center.
6. **Al LeFebvre, 67 Prospect Street spoke regarding the possibility of moving Prosser Library to a new location and changing the zoning regulations from 3 stories to 4 stories.**
7. **Hector Colon, 6 Jerome Avenue,** spoke in support of the library remaining in town center. He also stated that there are various that utilize the library, not just youth.
8. **Valerie Rossetti, 88 Kenmore Road,** spoke as an advocate to moving the library to the Town Hall site. She also stated individuals living on the East Side of town should express the ideas on the location of the future library.

## **REPORT FROM COUNCIL SUBCOMMITTEES**

Administration & Education – There will be a special meeting of this subcommittee held on Tuesday, May 3, 2016 at 6:00 p.m.

Golf – Councilor Rivers stated that the golf course is doing well as the season begins. The course has an operating cash reserve of \$193,000. There has been an increase in pass holders' sales and the Tap Inn Restaurant continues to thrive with specialized themed events and activities.

Public Safety – Councilor Washington gave a detailed report of this subcommittee of the last meeting held on April 11, 2016.

Committee on Committees – Councilor Washington stated that there was no quorum at the last meeting held.

Land Use & Economic Development – Deputy Mayor Schulman read a brief report of the last meeting held on April 19, 2016.

## **COUNCIL BUSINESS**

### **OLD BUSINESS**

### **FY 15/16-57: Consider and Take Action Regarding Transfer Appropriations within the 2015/2016 Budget**

It was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to adopt the following resolution:

### **RESOLUTION**

**RESOLVED:** In accordance with Section 908 of the Town of Bloomfield Charter, the below transfer of appropriations be approved.

The amounts below are free from encumbrances in the 2015-16 General Fund budget:

<b><u>FROM</u></b>	<b><u>DEPARTMENT/FUNCTION</u></b>	<b><u>AMOUNT</u></b>
1-145	Human Resources	\$20,000

1-311	Police Department	\$25,000
1-142	Finance Department	\$35,000
1-09	Misc. Charges	\$5,000
1-09	Fixed Charges	\$35,000
1-09	Town Contingency	\$100,000
	<b>TOTAL</b>	<b>\$220,000</b>

The above amounts are transferred to the following departments in the 2015-16 General Fund budget:

<u>TO</u>	<u>DEPARTMENT/FUNCTION</u>	<u>AMOUNT</u>
1-120	Town Manager	\$5,300
1-301	Planning and Development	\$54,700
1-180	Transfers Out-Capital Non Recurring	\$160,000
	<b>TOTAL</b>	<b>\$220,000</b>

Increase, within Capital Non-Recurring Fund, amounts below to the following projects:

<u>PROJECT</u>	<u>AMOUNT</u>
Body Cameras	\$140,000
Library Design	\$5,000
330 Park Design	\$15,000
<b>TOTAL</b>	<b>\$160,000</b>

### **NEW BUSINESS**

#### **FY 15/16-64: Discussion and Possible Action regarding Board of Education – Solar Farm Project**

It was moved by Deputy Mayor Schulman, seconded by Councilor Merritt and voted unanimously to approve the concept to place solar panels on the property located behind the Board of Education building (1133 Blue Hills Avenue).

#### **FY 15/16-65: Consider and Take Action Regarding Appointment of the Town Auditor**

It was moved Councilor Washington, seconded by Councilor Neuwirth and voted unanimously adopt the following resolution:

### **RESOLUTION**

**Whereas, the Town Council shall annually appoint an independent public accounting firm to examine and certify the Town's financial records in accordance with statutory provisions, and**

**Whereas, Connecticut General Statutes §7-396 and §4-232 provide that the appointing authority of any municipality must file with the Secretary of the Office of Policy and Management (OPM) the name of the independent auditor designated to conduct its annual audit within at least thirty (30) days prior to the end of the fiscal year, and**

**Whereas, on January 29, 2016 the Town issued a Request for Proposals for audit services for the fiscal year ending June 30, 2016. As a result of that RFP, the firm of Blum Shapiro LLC has been recommended to serve as the Town's independent auditor based on their fees, qualifications and services, now therefore be it,**

**Resolved, that the Bloomfield Town Council appoint the audit firm of Blum Shapiro LLC, with principal offices in West Hartford, CT, for the audit of fiscal year ending June 30, 2016 and for two subsequent years.**

Councilor Merritt is opposed to having the same auditors. He stated that this is not appropriate and would like to see a change.

Councilor DeLorenzo reiterated the reasons to choose Blum Shapiro versus RSM. Blum Shapiro provided changes with their audit personnel, fees and terms.

Mr. Schenck, Jr., Town Manager stated that Blum Shapiro will conduct an audit that would provide security in conjunction with IT of all financial systems.

#### Mayor's Report

Mayor Gamble complimented the Conservation, Energy and Environment Committee for the LED light bulb swap event held on April 16, 2016.

Mayor Gamble also stated that the ribbon cutting ceremony was very successful on Northwestern Drive.

Mayor Gamble also received Pros/Cons regarding Niagara with several emails received that supported this project. She also extended the greatest gratitude to Council colleagues during the past few months.

#### Town Manager's Report

Mr. Schenck, Jr., Town Manager reported the following updates to the Town Council:

- 2<sup>nd</sup> electric vehicle station installed at the Alvin & Beatrice Wood Human Services Center
- Bright Ideas Grant - \$10,000 was utilized to purchase 12 solar panels to be installed on the roof of the P. Faith McMahon Library. There are also plans to install an educational meter to teach students about energy conservation.
- Primary Voting Day, April 26, 2016 – contact the Registrar of Voters or the Town Clerk's Office for more information.
- State DOT Community Conductivity grant was awarded for road safety audit
- Fishing and dog permit licensing renewals upcoming
- 97 Granby Street – 2 RFP's have been received for \$65,000 and \$5,000

### **APPROVAL OF MINUTES**

It was moved by Councilor Neuwirth, seconded by Deputy Mayor Schulman and voted unanimously to approve the minutes of April 11, 2016.

### **COUNCIL COMMENTS**

Councilor DeLorenzo thanked the CEEC for a successful light bulb swap. He also encouraged residents to donate to the local Food Bank.

Councilor Neuwirth encouraged residents to participate with Celebrate Bloomfield. There are various events that will take place from June 1 – 5, 2016.

Councilor Merritt stated that he was very appreciative of all building committees for their time and efforts.

Deputy Mayor Schulman stated that there will be a Book Sale at Prosser Library from April 28 – April 30, 2016. The Wintonbury Historical Society are sponsoring a tag sale on April 30, 2016 at the School Street and Park Avenue.

Councilor Washington stated that the town has an excellent library and school system for youth to enjoy. He also thanked Mayor Gamble and Deputy Mayor Schulman for supporting his award recognition from the West Indian Social Club.

Councilor Rivers attended the ribbon cutting ceremony with several members of Council and town staff. It was a very successful event for the new business in town.

### **ADJOURNMENT**



**At 9:25 p.m., it was moved by Councilor Merritt, seconded by Councilor Rivers and voted unanimously to adjourn the meeting.**